

**Special Meeting of the Planning Commission, Environmental
Advisory Commission and Economic Development Commission
Meeting Minutes
January 21, 2004**

The Leesburg Planning Commission met as part of a joint commission workshop with the Economic Development Commission and the Environmental Advisory Commission on Wednesday, January 21, 2004, at 7:30 p.m., in the Thomas Balch Library, 208 West Market Street. The following staff members were present: Susan Swift, David Fuller, Nick Colonna, Nancy Kitchens, John Johnston, Betsy Fields, and Marantha Edwards.

The following Commissioners were present:

Planning Commission

Cliff Vaughan, Bridget Bangert, Ad Barnes, Earl Hoovler, David Kennedy, Robert Dube, and Mayor Kristen Umstattd.

Economic Development Commission

Karen Jones, Susan Horne, Thomas Dunn, II, Katie Hammler, Bill Michell, and James Wynn.

Environmental Advisory Commission

Bill Replogle, Ursula Lemanski, Gem Bingol, Sandra Kane, and Greg Phillips.

Robert Zoldos, Council member, was also in attendance.

The following are comments (paraphrased) made by those in attendance that staff recollected from the meeting:

Hammler, from EDC

What are the costs for residential vs. non-residential, to the town?

What are the other sources of tax revenue?

Have we achieved 60/40 based on all taxes as of today?

Umstattd, Wynn from EDC

What type of business creates the most tax revenue?

General note...

The EDC understands that 60/40 is unattainable for the town...concerned that commercial developers will pressure to rezone to residential and that it won't be long before this begins happening.

Vaughan, from PC

What does the Council/staff think?

Mayor responded that if we include BPOL, Utility taxes, etc., that we already meet the 60/40 (not exactly the TP objective, that deals with property taxes only).

Ken Reid, citizen

Upset that he spent time at visioning session coming up with "bogus" ideas for the undeveloped properties and 15 and Mason's Lane, since by-right would allow for 1,000 houses.

Kane, from EAC

Are we going to take in commercial developments like KFC just for the taxes?

How can we deter the KFC type business for better businesses?

Vaughan, from PC

What is the Economic Dev. Department doing to find out what businesses need to stay or develop here? Susan mentioned that planning answers questions about zoning and anything else they can answer and then refers the people to Betsy in E.D.

Someone asked, when are we planning on having the Town Plan done. Answer, about 1 year or so.

Kennedy, from PC

Said doesn't like to see residential turned to non-residential near 15 S. (Waterside); that he's against the apartments. That area should be all commercial. Same thing on Route 7.

Hammler, from EDC

Back to 60/40...It's about lowering the tax rate...What other ways are there to do this? Is it possible to lower the tax rate? Policies to bring in more businesses for more business taxes. She believes we need a qualitative index (?).

Are we willing to leave land vacant in order to attract the desired tax generator?

Bingol, from EAC

Split-rate taxes...Can have higher tax rates for underdeveloped buildings, properties to make it an incentive to infill.

Another item to consider is whether the additional tax rate is worth the impacts?

Zoldos, from Town Council

- 1) Zoldos suggested that staff look at Belmont Green as a "great" example of development.
- 2) Complete a survey of other jurisdictions and their taxes and ratios
- 3) Put together a list of undeveloped commercial properties by acreage
- 4) Look at the cost of residential versus non-residential costs for the Town of Leesburg
- 5) Put together additional land use scenarios - but not necessarily repeats of the extremes presented at this meeting
- 6) Gather information about what type of businesses bring in more tax revenue to the town; possibly break down the residential (yellow) and commercial (red) to more specific land uses
- 7) Zoldos wants us to double check the properties that are labeled as residential along the airport and to double check the labeling of certain uses in the Shellhorn property (land use maps).
- 8) What incentives do we have in place or need to enforce to have developers build to desired scale and density?

Point of consensus

They do want a policy like the 60/40, but with possible changes to the numbers and a breakdown of the taxes.